



Medical Space For Lease

Plymouth Medical Building, Plymouth, MN 55447



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3007 Harbor Lane North, Plymouth, MN 55447



- Premier medical building
- Prominent exterior signage opportunities
- Superior visibility and access to Highway 55 and I-494
- Class A building finishes
- Dense area demographics
- Ample free surface parking

Building Size	Space Available
30,352 sq. ft.	5,671 ft.
Net Rental Rate:	\$25.00/sq. ft.
Operating Expenses:	\$12.24/sq. ft.
Real Estate Taxes:	\$ 8.11/sq. ft.

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TENANTS:



TRAFFIC COUNT

52,000 vehicles on HWY 55 A.A.D.T.
 (Average Annual Daily Traffic)
 15,100 vehicles on Fernbrook Ln N



2024 ESTIMATED POPULATION

1 mile: 5,491
 3 miles: 64,095
 5 miles: 160,280



2024 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$133,849
 3 miles: \$176,188
 5 miles: \$164,102

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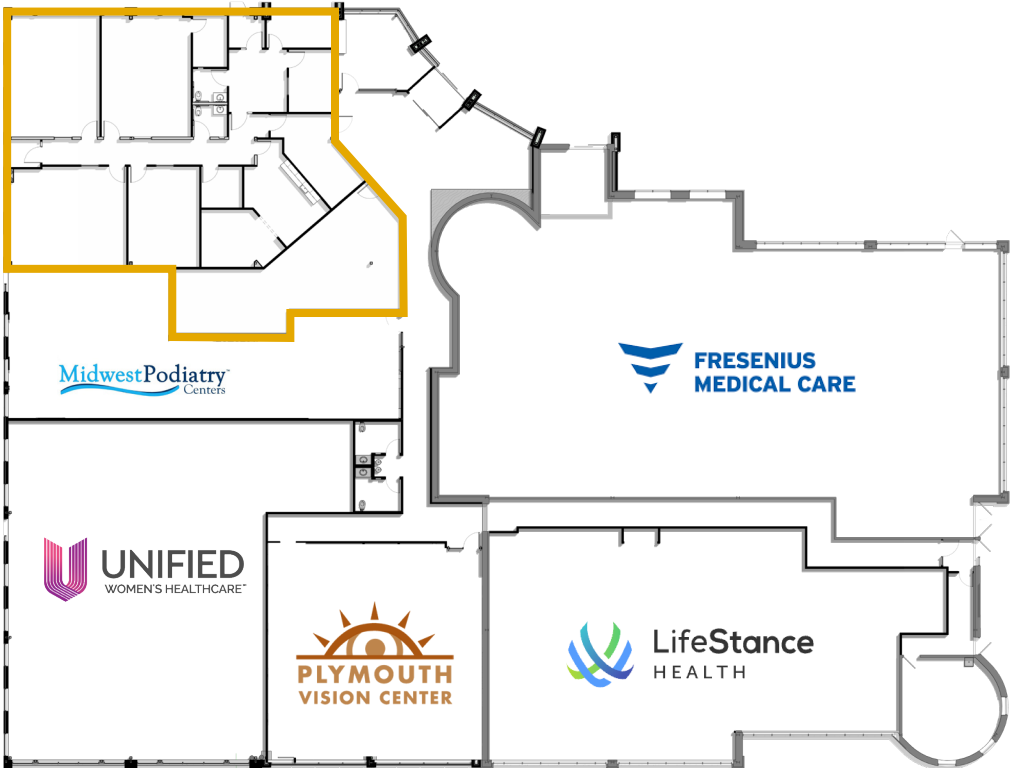
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Floor Plan

5,671 SF Available

Matterport Tour



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Interior



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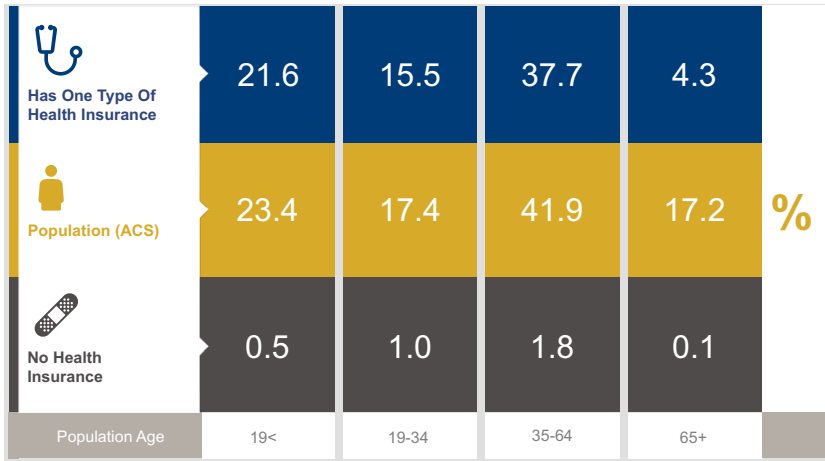
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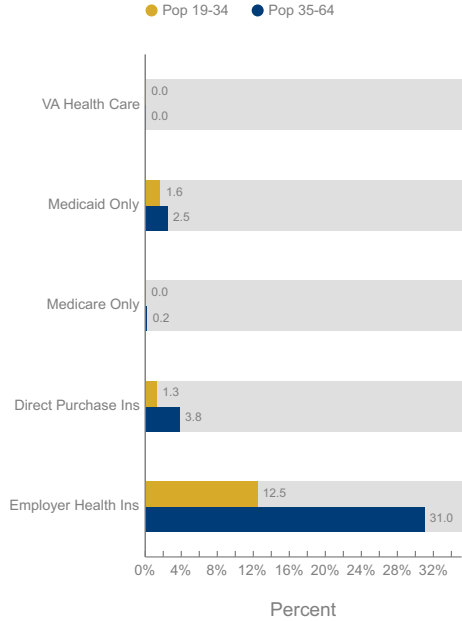
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,472.3
Physician Services	\$481.0
Dental Services	\$712.4
Eyecare Services	\$133.9
Lab Tests/X-rays	\$123.2
Hospital Room & Hospital Service	\$401.6

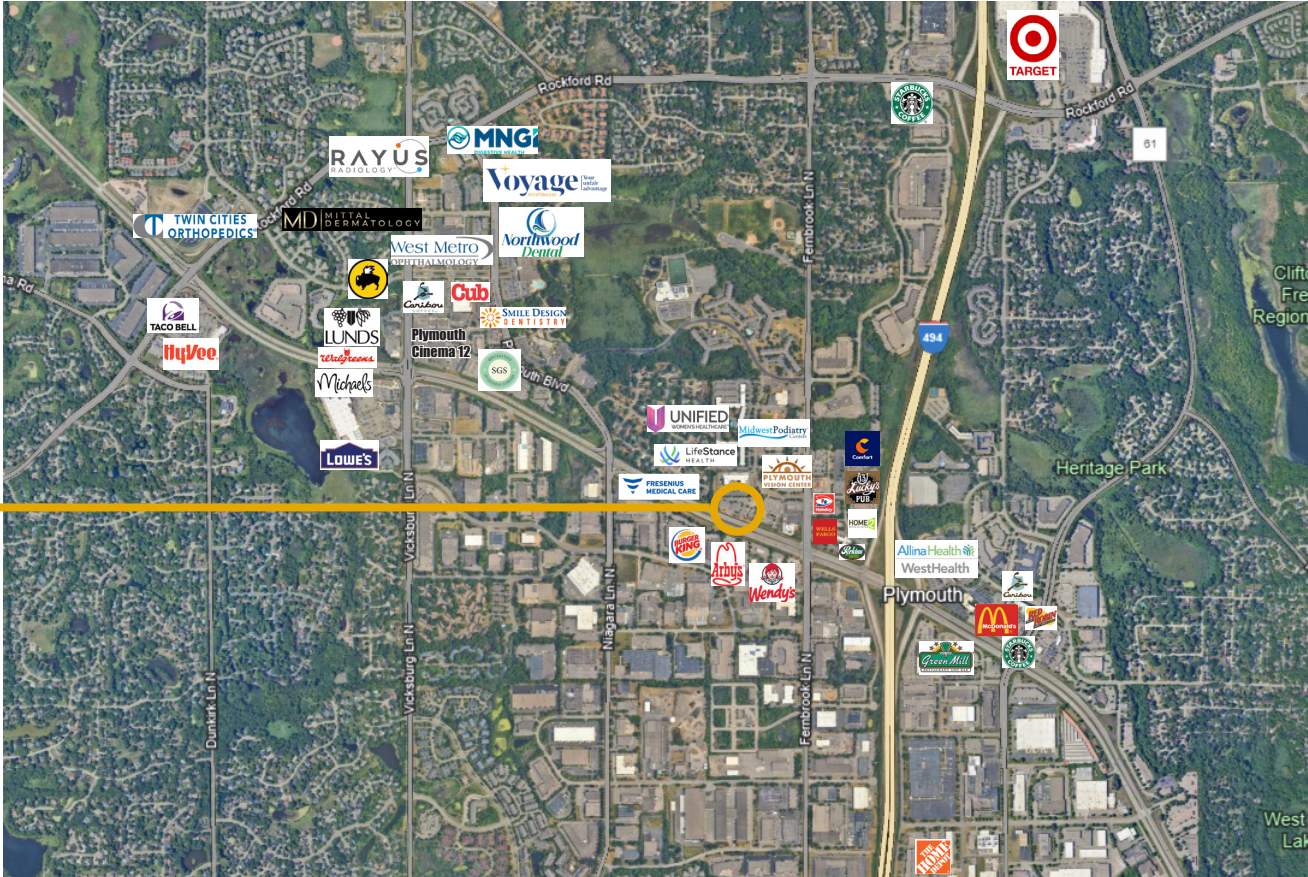
*ACS: American Community Survey



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Area Retail and Medical



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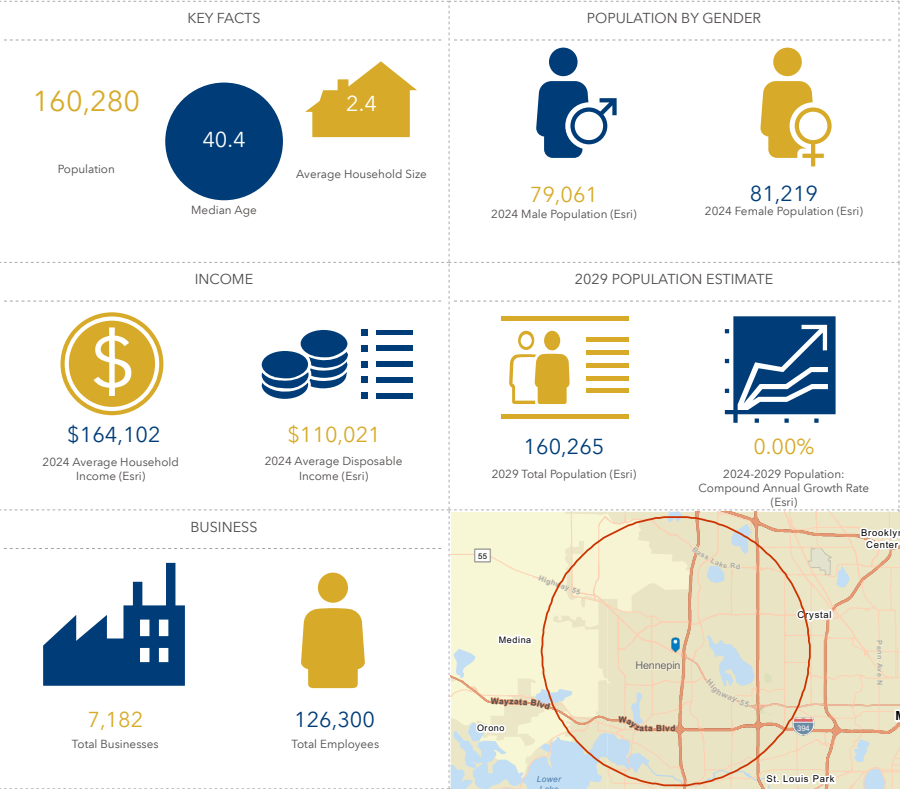
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The Plymouth Market

Top Employers	# of Employees	Type
Zayo Group	2,000	Manufacturing
ISD #284	1,857	Educational Services
Medtronic	1,001	Manufacturing
Huntington Bank	1,000	Finance
U.S. Foods	700	Manufacturing
Meritain Health	600	Healthcare
City of Plymouth	515	Government
Sterilmed, Inc.	500	Manufacturing
ICU Medical	420	Manufacturing
Lifetime Fitness	325	Retail Trade
EV3, Inc.	300	Manufacturing

Key Facts



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